

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

**MONDAY, SEPTEMBER 21, 2015**

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

<b>Case</b>	<b>1</b>	<b><i>Hearing to be Re-opened at the Request the Applicant</i></b>
<b>File Number:</b>	<b>E-007-15-16</b>	
<b>Case Type:</b>	Special Permit	
<b>Applicant:</b>	Bill Burdwood, Rochester-Lyell FDS 712852, LLC	
<b>Address:</b>	715, 731 and 737 West Main Street	
<b>Zoning District:</b>	C-2 Community Center	
<b>Section of Code:</b>	120-43T; 120-146.1; 120-173D	
<b>Purpose:</b>	To establish a high impact retail store (Family Dollar) and to provide more than 110% of the required parking; an action requiring City Planning Commission approval.	
<b>SEQR:</b>	<b>Unlisted</b>	
<b>Lead Agency:</b>	<b>Director of Planning and Zoning</b>	

<b>Case</b>	<b>2</b>	<b><i>Held from the August 21, 2015 Informational Meeting</i></b>
<b>File Number:</b>	<b>T-02-15-16</b>	
<b>Case Type:</b>	Text Amendments	
<b>Applicant:</b>	City Planning Commission	
<b>Zoning District:</b>	Citywide	
<b>Section of Code:</b>	120-177M; 120-202; 120-208	
<b>Purpose:</b>	To amend the Zoning Code of the City of Rochester related to digital advertising signs (billboards) by making modifications to the following regulations: Article XX, Requirements Applying to All Districts, Section 120-177M, Advertising signs; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-202, Nonconforming signs; Article XXVI, Definitions, Section 120-208, Definitions; an action requiring City Planning Commission recommendation to City Council.	
<b>SEQR:</b>	<b>Type 1</b>	
<b>Lead Agency:</b>	<b>Mayor's Office</b>	

**City Planning Commission**  
**September 21, 2015 Agenda**  
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**Case** **3**  
**File Number:** **E-010-15-16**  
**Case Type:** Special Permit  
**Applicant:** Bryan Hickman, E3 Rochester Inc.  
**Address:** 8-14 and 18 Mark Street; 540-544, 548-550, and 554 Hudson Avenue;  
13, 15, and 17-19 Watkin Terrace  
**Zoning District:** R-1  
**Section of Code:** 120-9D  
**Purpose:** To demolish two residential structures on Watkin Terrace, combine 7  
parcels into one, and construct a 2½ story, 30,000SF classroom addition  
to a school building and an associated 9-space parking lot; an action  
requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **4**  
**File Number:** **E-011-15-16**  
**Case Type:** Special Permit  
**Applicant:** Abdul Al-Maleki  
**Address:** 1065 Culver Road  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43R, 120-43S  
**Purpose:** To re-establish a vehicle repair operation with future gasoline sales; an  
action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **5**  
**File Number:** **E-012-15-16**  
**Case Type:** Special Permit  
**Applicant:** Shashi Sinha  
**Address:** 215 Dartmouth Street  
**Zoning District:** R-2 Medium Density Residential  
**Section of Code:** 120-18C  
**Purpose:** To establish a bed-and-breakfast; an action requiring City Planning  
Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **6**  
**File Number:** **E-013-15-16**  
**Case Type:** Special Permit  
**Applicant:** Open Door Mission (Brian Stiles)  
**Address:** 531 Post Avenue  
**Zoning District:** R-1 Low Density Residential  
**Section of Code:** 120-9F, 120-173E(2)(b)  
**Purpose:** To establish a residential; care facility and consider an Alternate Parking Plan; actions requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **7**  
**File Number:** **E-014-15-16**  
**Case Type:** Special Permit  
**Applicant:** James Maher  
**Address:** 209 Monroe Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-173E(2)(b)  
**Purpose:** To consider an Alternative Parking Plan for a proposed sit down restaurant; an action requiring City Planning Commission approval.  
**SEQR:** **Type 2 {Section 48-5B(27)}**

**Case** **8**  
**File Number:** **E-015-15-16**  
**Case Type:** Special Permit  
**Applicant:** Rafael Barreto  
**Address:** 1144 North Clinton Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43T  
**Purpose:** To establish a high impact retail use (second hand dealer); an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

### III. OTHER BUSINESS

None